

## *SABRE SPRINGS FACILITIES BENEFIT ASSESSMENT*

### General

The Council adopted 1982 Public Facilities Financing Plan and Facilities Benefit Assessment contained a comprehensive discussion of the basis and methodology for development and implementation of a Facilities Benefit Assessment for the Sabre Springs Community. Changes to that adopted Facilities Benefit Assessment will be discussed in subsequent sections.

### Development Schedule

The revised development schedule for the Sabre Springs Community is based on the revised land use tabulation found in the latest amendment to the adopted Community Plan, which was approved by the City Council on November 21, 1995 as Resolution No.: 286616, together with estimates of the construction timetable anticipated by the Developer. After fiscal year 1997, a somewhat linear buildout of single family and multi-family residential is anticipated. Due to the fact that the annual projections contained in the development schedule have been reduced when compared to previous updates, full buildout of the community is not anticipated to occur until fiscal year 2006. The proposed development

schedule is contained in Table 3 which describes the schedules for both residential and commercial/industrial development.

### Distribution of Project Costs

No change is proposed in the methodology for distribution of projects costs to the various types of developments authorized by the Community Plan. Equivalent dwelling unit factors for each category of project in Sabre Springs remain as in the existing Council approved Public Facilities Financing Plan and Facilities Benefit Assessment determination. No change is proposed in the methodology by which each Facility Benefit Assessment is calculated and assigned. Construction costs for projects not yet constructed were inflated either by 2% or by last year's increase in the CCI (Construction Cost Index, see Table 6), as appropriate. The inflation factor used in FBA calculations this year is a rate of 2% per year. This inflation factor is used to provide an automatic annual increase in fees due, effective July 1 of each year. This automatic increase provision is effective only until such time as the next annual adjustment is authorized by Council. Thereafter, the subsequent Council approved annual adjustment will prevail. Interest earnings for cash on hand are based on a 5% annual rate. The revised FBA deposit schedule is shown in Table 4, and the related FBA cash flow analysis is illustrated in Table 5. An increase in the deposit schedule of 2% per NEDU over last year's

deposit schedule was required in order to maintain an appropriate minimum net balance for each remaining fiscal year of the FBA program.

### Payment of Fees for Commercial and Industrial

FBA fees for commercial and industrial properties have previously been paid on a net acre basis. On occasion, however, building permits have been requested for structures that occupy only a portion of the entire parcel, e.g. a phased development. Payment of fees for the entire parcel were expected even if only a portion of the entire parcel was being permitted at that time. To accommodate partial payments of FBA fees, the fee structure with the 1992 update was modified to a building square footage basis. Although the allowable floor area ratios for the commercial and industrial zoned properties in Sabre Springs vary from 1.0 to 2.0, the anticipated ratios for this community are only 0.40 and 0.50, respectively. As such, a conversion from net acre to building square footage can be determined. For commercial properties, 1 net acre is equivalent to 17,424 square feet of building area. Correspondingly, 1 net acre of industrial property is equivalent to 21,780 square feet of building area. Thus, using the FY 1997 rate schedule, the equivalent fee for commercial and industrial property is \$9722 and \$6142 per net acre, respectfully. Based on this equivalency, FBA fees for commercial and industrial projects are now being paid on a square foot basis. Following issuance of the building

permit, particularly for a phased development, a "Notice of Facilities Benefit Assessment Status" will be recorded against the parcel indicating that a portion of the required FBA fees have been paid. However, the FBA lien issued by the City of San Diego will not be released until the entire amount of FBA fees required for the parcel have been paid, i.e. the parcel has been built out. FBA fees paid subsequent to any earlier payments will be subject to the FBA fee schedule in effect at the time of payment.

#### Contribution by City

Contributions which the City or other public entities make toward the total costs, if any, are specified in the Capital Improvements Program sheets following Table 1.

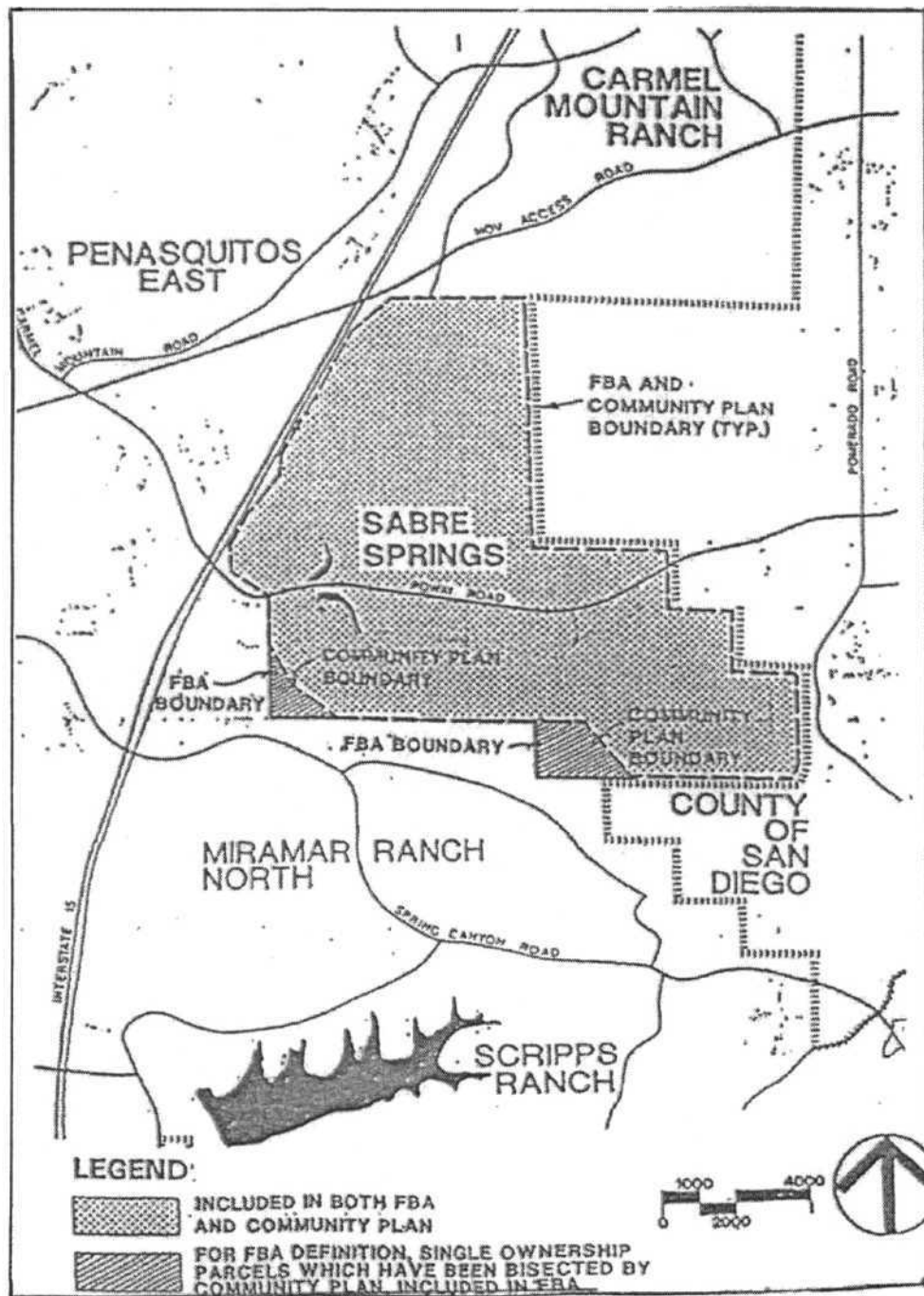


FIG. 2

## SABRE SPRINGS

BOUNDARY OF FBA ASSESSMENTS

**TABLE 3**  
**SABRE SPRINGS DEVELOPMENT SCHEDULE**

22-Jul-96

	RESIDENTIAL			NON-RESIDENTIAL		
FISCAL YEAR	SINGLE FAMILY	MULTI-FAMILY	TOTAL D.U.s	COMM. KSF	INDUST KSF	TOTAL KSF
PRIOR	1,119	1,163	2,282	4.5	15.3	19.8
1997	150	80	230	0.0	0.0	0.0
1998	150	80	230	17.4	122.4	139.8
1999	150	80	230	153.0	130.0	283.0
2000	81	150	231	100.0	130.0	230.0
2001	0	200	200	0.0	0.0	0.0
2002	0	200	200	22.0	0.0	22.0
2003	0	200	200	86.2	0.0	86.2
2004	0	200	200	35.9	0.0	35.9
2005	0	200	200	0.0	0.0	0.0
2006	0	87	87	0.0	0.0	0.0
2007	0	0	0	0.0	0.0	0.0
2008	0	0	0	0.0	0.0	0.0
PRIOR	1,119	1,163	2,282	4.5	15.3	19.8
TO GO	531	1,477	2,008	414.5	382.4	796.9
UNASSIGNED CONTINGENCY:		1,000	1,000			
TOTAL	1,650	3,640	5,290	419.0	397.7	816.7
KSF = 1,000 S.F.						